Waterfront Implementation

Parks and Recreation Commission

January 15, 2015
Process to Date

• Waterfront Small Area Plan (2012)
• Landscape & Flood Mitigation Design (2014)
• Waterfront Plan Implementation (2015)
  ▪ 12/03/14 – Community Open House
  ▪ 12/11/14 – Joint Commission Public Hearing
  ▪ 12/16/14 – Waterfront Commission Mtg.
  ▪ 01/06/15 – Planning Commission Mtg.
  ▪ 01/15/15 – Parks and Recreation Commission Mtg.
  ▪ 01/27/15 – City Council Mtg.
Phasing and Funding Options

Costs and Schedule
Major cost categories of Waterfront public improvements

Total estimated cost = $120 million

CORE-PRIMARIE AREA
$61.2 million
- Utilities and Strand Street = $4.9 m
- Promenade and Flood Mit. = $33.1 m
- Fitzgerald Square = $14.0 m
- Point Lumley Park = $2.9 m
- Waterfront Park = $4.8 m
- Thompson’s Alley = $1.6 m

CORE-SECONDARY AREA
$31.6 million
- Street end gardens = $3.8 m
- Civic building = $7.7 m
- King Street pier = $6.2 m
- Torpedo Factory = $5.6 m
- Marina = $8.4 m

NON-CORE AREA
$27.2 million
- Harborside and RTS = $2.2 m
- Founders Park = $3.7 m
- Oronoco Bay Park and RTN = $17.9 m
- Rivergate Park = $3.4 m
Financing Options and Implementation

- Bond Funded
- Bond and Cash Funded
- Cash Funded
# Implementation Schedule

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Phasing and Funding Options

Open House Feedback
General Design Priorities

Highest priorities:
• Expansion and enhancement of parks (30%)
• Continuous riverfront promenade (25%)
• Flood mitigation (23%)
Start Construction

- Inside core: 57%
- Outside core: 23%
- Both: 13%
- No preference: 7%
Core Area Components

Highest specific priorities:

• Continuous riverfront walkway (30%)
• Flood mitigation (25%)
• Point Lumley and Waterfront Parks (16%)
Summary of Feedback
12/03 Open House

• Start construction inside the core area
• Provide flood mitigation
• Provide continuous riverfront walkway
• Expand and enhance parks
• Over 70% of respondents – 2 or more core area projects in 10 year CIP
Phasing and Funding Options

Phasing Options
Phasing Options

• Presented at the 12/11 public hearing

• Based on engineering project sequencing prioritized by community feedback

• Three phasing priority options:
  A. Flood mitigation and promenade
  B. Fitzgerald Square
  C. Core area parks
Phasing Options – Option A

Flood Mitigation and Promenade Priority
Option A
Flood Mitigation & Promenade Priority
Option A
Flood Mitigation & Promenade Priority
Option A
Flood Mitigation & Promenade Priority
Flood Mitigation and Promenade Priority

• Advantages:
  ▪ Early protection from nuisance flooding
  ▪ Highly desired continuous riverfront walkway
  ▪ Protection of future investments

• Disadvantages:
  ▪ Enhancements to public parks deferred
  ▪ No new programmable space
  ▪ No new or enhanced large or active space
  ▪ Delays synergy with private investments in public amenities
Phasing Options – Option B

Fitzgerald Square Priority
Option B
Fitzgerald Square Priority
Option B
Fitzgerald Square Priority
Option B
Fitzgerald Square Priority
Fitzgerald Square Priority

• Advantages:
  ▪ New programmable and active public space
  ▪ Early focus on marquee element of plan
  ▪ New seasonal draw to support existing and new businesses

• Disadvantages:
  ▪ Limited protection from nuisance flooding
  ▪ Delays synergy with private investment in public amenities
  ▪ Impacts to pleasure boat marina
Core Area Parks Priority

Phasing Options – Option C
Option C
Core Area Parks Priority
Option C
Core Area Parks Priority
Option C
Core Area Parks Priority

Phase 3

King Street Unit Block
Fitzgerald Square

Core Area

DUKE ST
PRINCE ST
KING ST
CAMERON ST
QUEEN ST

Estimated Cost

$0
$10
$20
$30
$40
$50
$60

$17.18 M
$16.13 M
$18.28 M

Robinson Terminal South
Carr Hotel
ODPC
Core Area Parks Priority

• Advantages:
  ▪ New and enhanced large open space
  ▪ Creates synergy with private investment in public amenities
  ▪ New space for events and fee revenue

• Disadvantages:
  ▪ Improvements are at risk from nuisance flooding
  ▪ Delays flood mitigation
  ▪ Improvements in less centralized spaces
Key Questions
Public Hearing Input

• Phasing options:
  A. Flood mitigation & promenade priority
  B. Fitzgerald Square priority
  C. Core area parks priority

• Which option do you prefer?
• Which elements do you want to see in 10 years?
Summary of Feedback
12/11 Joint Commission Mtg.

• Option A – Flood Mitigation & Promenade
  ▪ Protect investments from flooding
  ▪ Provides continuous walkway

• Construction
  ▪ Coordination with development construction
  ▪ Overall project management

• Governance
  ▪ Future maintenance
  ▪ Revenue sources (fund raising, grants)
Summary of Feedback
12/16 Waterfront Commission

• Preferred Option A – Flood Mitigation and Promenade priority
• Budget
  ▪ Earmarked revenue source to fund improvements
  ▪ Waterfront competing in CIP process
• Level of amenity construction TBD
• Recommendation letter to Council
Summary of Feedback
01/06 Planning Commission

• Informational presentation
• Three options provided clear prioritization
• Preferred Option A – Flood Mitigation and Promenade priority
• Potential to include core-secondary elements
Priorities for Phasing and Funding

Next Steps
Next Steps

• January 27, 2015 - City Council Legislative Meeting

• Issue task orders for design of priority improvements